



Edmonton **12 Oliver** **LP:** \$137,500
 #306 10011 116 ST NW **SP:** M

ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4214775
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	1969	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	700.74	Tot A.G. SqM:	65.10

Steps to the river valley and Victoria Promenade, Academy Place is one of the first condos in Edmonton. Of concrete construction, this renovated 700 sq ft 1-bedroom condo is completely ready to move in. With a west exposure you'll love the view of mature trees. Gorgeous, luxury vinyl plank runs throughout the condo. The bathroom offers a new vanity with quartz countertops, new toilet with soft close lid, and a re-glazed bathtub. All new baseboards, light fixtures, hardware, appliances, and paint. Nothing to do but move in and enjoy! You'll also appreciate the in-suite storage. Condo fees include heat, water, power and laundry. Laundry is on each floor and there are only 7 units per floor. Walking distance to public transit, shopping, coffee shops, restaurants, and the downtown core, plus it's very close proximity to two universities – U of A and Grant MacEwan! Affordable and nothing to do!

Directions:

Virtual Tour: <https://vimeo.com/459182229>

Brochure: <http://www.306-10011-116st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	65.10	700.74
Parking:	On Street								
Garage Dim:				Prk Encl/Ttl:	/				

Living Room:	4.38x3.95	M	Master Bedroom:	3.74x3.53	M
Dining Room:	2.78x2.60	M	Bedroom 2:		
Kitchen:	2.78x2.40	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Vinyl Plank	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Baseboard
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Concrete	Features:	Laundry-Same Floor, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite
Site Influences:	Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks		

Goods Included: Refrigerator, Stove-Electric

Restrictions: Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Academy Place	Condo Fee Incl:	Electricity, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas,
Condo Fee:	\$421.25	HOA Fee:	
Floor Location:	Other	Floor Number:	3
Balcony/Terrace:	No	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:	9.73	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$1,321.21 2019			Local Improve:	